

विकास योजना - कोल्हापूर

महाराष्ट्र प्रादेशिक व नगर रचना

अधिनियम, १९६६ चे कलम-३७(१)(अ)(ग)

अन्वये विकास नियंत्रण नियमावलीत फेरबदल करण्याबाबत.

महाराष्ट्र शासन

नगर विकास विभाग,

मंत्रालय, मुंबई-४०० ०३२

शासन निर्णय क्रमांक- टिपीएस-२१०८/१९९४/प्र.क्र.१३३१/०८/नवि-१३

दिनांक :- २३.०४.२०१०

शासन निर्णय :- सोबतची शासकीय अधिसूचना महाराष्ट्र शासन राजपत्रा मध्ये प्रसिद्ध करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने.

(प्रि. न. मानडे)

अपर सचिव, महाराष्ट्र शासन.

प्रति,

जिल्हाधिकारी, कोल्हापूर, पुणे.

संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

जिल्हाधिकारी, कोल्हापूर.

आयुक्त, कोल्हापूर महानगरपालिका, कोल्हापूर.

उपसंचालक नगर रचना, पुणे विभाग, पुणे.

सहाय्यक संचालक नगर रचना, कोल्हापूर शाखा, कोल्हापूर.

व्यवस्थापक, येरवडा कारागृह मंत्रालय, पुणे.

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्राच्या भाग-१, पुणे विभाग, पुणे पुरवणी भाग-१ मध्ये प्रसिद्ध करून त्याच्या प्रत्येकी १० प्रती या विभागास, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, जिल्हाधिकारी, कोल्हापूर, कोल्हापूर महानगरपालिका, कोल्हापूर, व उपसंचालक नगर रचना, पुणे विभाग, पुणे, सहाय्यक संचालक नगर रचना, कोल्हापूर शाखा, कोल्हापूर यांना पाठवाव्यात)

कृति अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सदर अधिसूचना शासनाच्या वेबसाईटवर प्रसिद्ध करावी.

निवडनसती (नवि-१३).

Report No: 23/11/09

NOTIFICATION

GOVERNMENT OF MAHARASHTRA

Urban Development Department.

Mantralaya, Mumbai 400 032.

Dated - 23.04.2010

No.TPS-2108/1344/CR-1331/08/UD-13

Maharashtra
Regional &
Town Planning
Act 1966

Whereas, the Development Control Regulations for Kolhapur Municipal Corporation (hereinafter referred to as "the said Regulations") have been sanctioned by Government in Urban Development Department, under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Notification No. TPS-2192/2368/CR-135/02/UD-13 dated 15th November, 1999 to come into force with effect from 18th November, 1999:

And whereas, the Appendix-M of the said Regulations describes manner of Development/Redevelopment of land allocated, designated or reserved for certain purposes in the sanctioned Development Plan of Kolhapur Municipal Corporation. The said Regulations permit certain reservations to be developed by the owner under the concept of Accommodation of Reservation subject to some conditions.

And whereas, it is now proposed to add a new Sub-Regulation No.11(a)(ii) after regulation No.11(a)(i) in table A-2.3 of regulation No.63 and also to modify regulation No.M-5 of Appendix (M) to develop the reservations of District Commercial Centre/Town Centre/Town Sub-Centre under the above mentioned concept of accommodation reservation, hereinafter referred to as "the said Modification".

Now, therefore, in view of the facts and circumstances mentioned above and in exercise of the powers conferred under sub-section (13A) of section 37 of the said Act, Government had published a Notice No.TPS-1808/1344/CR-1331/08/UD-13, dated 18th August, 2008(hereinafter referred to as "the said Notice") for inviting suggestions/objections from any person with respect to the said modification.

And whereas, the said Notice was published in the Government Gazette dated 25.09.2008 and in the newspaper namely 'The Economic Times', Pune dated 21.10.2008:

And whereas as per the said Notice, Government had appointed Deputy Director of Town Planning, Pune Division, Pune as an Officer under section 162 of the said Act (hereinafter referred to as "the said Officer"), to scrutinize any suggestions/objections received, give hearing to the persons who have submitted suggestions/objections including Kolhapur Municipal Corporation (hereinafter referred to as "the said Corporation") and submit his report to the Government regarding the said modification:

And whereas, after completing the procedure as laid down under section 37(1AA) of the said Act, & giving hearing to the concerned persons on the suggestions/objections received, the said officer had submitted his report to the Government on 03rd June, 2009;

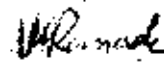
And whereas, the Government of Maharashtra after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra state, Pune is satisfied that the said modification is necessary and shall be sanctioned with some changes;

Now therefore, in exercise of the powers conferred under sub-section (1AA)(c) of section 37 of the said Act, the Government of Maharashtra hereby sanctions the modification proposal with some changes and for that purpose amends the said Notification sanctioning the Development Control Regulations as mentioned in the schedule of modification.

Note:-

- 1) Aforesaid schedule of Modification to the said Regulation is kept open for inspection of the public during office hours in the office of the Kolhapur Municipal Corporation, Kolhapur.
- 2) Fixed the date of publication of this notification in the Government Gazette as the date of coming into force of this notification.
- 3) In the schedule of Modifications appended to the Notification sanctioning the said Development Control Regulations, after the last entry, the new entry shall be added.
- 4) This notice is also published on Government web site at www.urban.maharashtra.gov.in

By the order &c in the name of Governor of Maharashtra



V. M. Ranade

Under Secretary to Government.

SCHEDULE OF MODIFICATION

A new Sub-Regulation No.II(a)(iii) is added after Regulation No.II(a)(ii) in Table No.5 of regulation 63 as follows.

Sr. No.	Use Allocation designation or reservation.	Person/Authority who may develop.	Conditions subject to which develop.
1	2	3	4
II(a)(iii)	District Commercial Centre/ Town Centre/ Town Sub-centre.	Corporation or owner or Special Planning Authority. (SPA)	<p>The Corporation or Special Planning Authority (SPA) may acquire the land and develop it for District Commercial Centre/Town Centre/ Town sub-centre.</p> <p style="text-align: center;">OR</p> <p>The owner may develop the District Commercial Centre/Town Centre/ Town sub-centre on his agreeing to give 30 percent of the permissible builtup area along with appurtenant land for the District Commercial Centre/ Town Centre/ Town Sub-Centre as per the requirements of the Municipal Commissioner/SPA to Corporation/ SPA free of cost for the users permissible in C1/C2 Zone. The owner thereafter will be entitled to have the permissible FSI of the plot for other permissible uses of C1/C2 Zone without taking into account the builtup area of District Commercial Centre/Town Centre/ Town Sub-Centre to be handed over to Corporation/SPA. Owner /Developer shall be allowed to use TDR/Additional FSI on 70% of land. subject to FSI consumption limit of 2.00 (Two), on the entire plot & also subject to the regulation No.85(xiii) & other regulations.</p>

Regulation No. M-5 -- of the Appendix (M) is changed as follows:

M-5. District Commercial Area/Zone (C-2 Zone)

1) Uses permitted in a District Commercial Zone (C-2 Zone)

The following uses are permissible in C-2 Zone:

- ii) Area to the extent of 40% of permissible floor area, shall be developed for following uses, as per the specification of the Corporation.
 - a) Wholesale Establishments not exceeding 200 sq.mt. for commodities other than those prohibited by any statute or rule.
 - b) Public Utility building.
 - c) Headquarters of a Commercial Organization or Firm.
 - d) Printing, book binding engraving and block making.

On the remaining 60% of the permissible floor area, uses permissible in a local Commercial Zone (C-1 Zone) shall be permissible provided that, the extent of residential use shall not exceed 30% of the permissible floor area.

By order and in the name of the Governor of Maharashtra.

V. M. Ranade

(V. M. Ranade)

Under Secretary to Government.